



EDDC

ERIE DOWNTOWN
DEVELOPMENT
CORPORATION

The Revitalization of 5th & State (East)
July 2019



expERIENCE
Childrens Museum



Erie Art Museum



Subway Restaurants



Level 1



Chinese restaurant



Grill



The Cashier's House (417 State)



Project:

- Redevelopment of historic 1839 former residence of CEO of U.S. Bank of Pennsylvania.
- Current Usage:
 - Appx. 6,600 s/f on three floors
 - Corporate Offices
 - EDDC
 - Federal Resources
 - Pro Floor Care
- Development Plans:
 - Repair existing water damage
 - Upgrade amenities (kitchen, bathrooms, etc.)
 - Improve office space

The Bonnell Block (419, 421, 423 State)

Project:

- Redevelopment of Three Floors of Primarily Vacant Space on Erie's Main Street.
- Current Usage:
 - Appx. 36,000 s/f total space
 - 3,000 s/f utilized
 - 33,000 s/f vacant
- Development Plans:
 - Ground Floor – Retail Storefronts
 - Second Floor – Commercial Office Space
 - Third Floor – Residential Units (3-5)



DeLuca Building (425, 427, 429, 431 State)



Project:

- Rehabilitation of underutilized Mixed-Used Building on Erie's Main Street.
- Current Usage:
 - Appx. 17,000 s/f of mixed-use space
 - 4 Ground Floor Retail Spaces (One is Vacant)
 - 14 Residential Units
- Development Plans:
 - Improve & Enhance Ground Floor Façade
 - Full & Complete Renovation of Residential Units
 - Potentially Add Additional Residential Units
 - Upgrade Mechanical, Electrical, and Plumbing

10 East 5th

Project:

- Rehabilitation of primarily vacant property situated immediately adjacent to Erie Art Museum entrance.
- Current Usage:
 - Appx. 4,500 s/f
 - Ground Floor Retail
 - Second and Third Floor are vacant
- Development Plans:
 - Improve Ground Floor Retail
 - Second and Third Floor – Loft Apartments



Current Status of 5th & State (East)

Water Damage inside
the Cashier's House
July 2019



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Water Damage inside
the Cashier's House
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Current Status of 5th & State (East)

Water Damage inside
the Cashier's House
July 2019



Current Status of 5th & State (East)

Physical Damage inside
the Cashier's House
July 2019



Current Status of 5th & State (East)

Physical Damage inside
the Cashier's House
July 2019



Current Status of 5th & State (East)

Vacant Office Space
Second Floor of the
Bonnell Block
July 2019



Current Status of 5th & State (East)



Vacant Office Space
Second Floor of the
Bonnell Block
July 2019

Current Status of 5th & State (East)

Vacant Office Space
Second Floor of the
Bonnell Block
July 2019



Current Status of 5th & State (East)

Storage Space
Third Floor of the
Bonnell Block
July 2019



Current Status of 5th & State (East)

Storage Space
Third Floor of the
Bonnell Block
July 2019



Current Status of 5th & State (East)

Storage Space
Third Floor of the
Bonnell Block
July 2019



Current Status of 5th & State (East)

Storage Space
Third Floor of the
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Future 5th & State (East) Office Space





Future 5th & State (East) Residential Space







EDDC Economic Impact on 5th & State (East)

	Current	Post-EDDC Investment
Investment	\$1,800,000	\$17 – 20 million
Square Footage	35,000 utilized 30,000 vacant	65,000 utilized
Property Valuation	\$1,698,600	\$11 – 13 million
Taxes Paid	\$52,727	\$370,513 - \$437,879
Businesses	7	11
Jobs	35	77-100
Residential Units	14	19-31



EDDC Economic Impact on NPR and 5th & State (East)

	Current	Post-EDDC Investment
Investment	\$4,750,000	\$50 – 59 million
Square Footage	55,000 utilized 110,000 vacant	212,000 utilized
Property Valuation	\$2,823,600	\$32 – 38 million
Taxes Paid	\$90,208	\$1,077,856 - \$1,279,954
Businesses	13	35
Jobs	75	322-441
Residential Units	14	92-118